

American Land Title Association

ALTA Settlement Statement - Combined

Adopted 05-01-2015

FileNo./Escrow No.: 17-036

Prominence Title & Escrow, LLC

Print Date & Time: 5/20/2017 @ 10:46 AM

Officer/Escrow Officer: Marlene Benner

605 E. Robinson Street #720

Settlement Location:

Orlando, Florida 32801

605 E. Robinson Street #720

Orlando, Florida 32801

Property Address: 10107 Brownwood Ave., Orlando, Florida 32825

Buyer: Carlos Rolando Iglesias Garcias Dominga Fabelo Martinez

Seller: Arvind Mahendru BK Trustee for Cesar Antonio Figueroa, Jr.

Case #6:16-bk-07598-RAC

Lender: TO BE DETERMINED

Loan Type: Conventional Settlement

Settlement Date: 7/14/2017

Disbursement Date: / /

Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$170,000.00	Sales Price of Property	\$170,000.00	
		Deposit including earnest money		\$2,000.00
		Loan Amount		\$161,500.00
		Prorations/Adjustments		
	\$47.31	Non-Ad Valorem from 7/14/2017 to 9/30/2017	\$47.31	
\$635.83		County Taxes from 1/1/2017 to 7/13/2017		\$635.83
		Title Charges & Escrow / Settlement Charges		
		Title - Endorsement 5.1 to Prominence Title & Escrow, LLC	\$35.00	
		Title - Endorsement 8.1 to Prominence Title & Escrow, LLC	\$35.00	
		Title - Endorsement FL Form 9 to Prominence Title & Escrow, LLC	\$117.50	
		Title - Lender's Coverage Premium to Prominence Title & Escrow, LLC	\$882.50	
\$900.00		Title - Settlement Fee to Prominence Title & Escrow, LLC	\$600.00	
\$60.00		Title - Title Search Fee to Old Republic National Title Insurance Company		
\$292.50		Title - Owner's Coverage Premium to Prominence Title & Escrow, LLC		
		Commission		
\$3,400.00		Real Estate Commission (Buyer) to Lovera Realty LLC		
\$3,400.00		Real Estate Commission (Seller) to Century 21 Carioti		
\$3,400.00		Real Estate Commission Court Ordered		

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		Government Recording & Transfer Charges		
		Recording Fees to Simplifile	\$224.00	
		E-Record Court Order to Sell Property to Simplifile	\$57.00	
\$1,190.00		Transfer Taxes - Deed State to Simplifile		
		Transfer Taxes - Intangible Tax to Simplifile	\$323.00	
		Transfer Taxes - Mortgage State to Simplifile	\$565.25	
		Payoff(s)		
\$143,048.98		Lender:		
		Principal Balance (\$143,048.98)		
		Interest on Payoff Loan ()		
\$3,000.00		Lender: Specialized Loan Servicing, LLC		
		Principal Balance (\$3,000.00)		
		Interest on Payoff Loan ()		
		Miscellaneous		
		2016 Real Property Taxes PAID 11/18/16 to Orange County Tax Collector (POC by Seller: \$1,414.85)		
\$9,150.00		Bankruptcy Estate Fee to Arvind Mahendru, as Trustee of the Bankruptcy Estate of Cesar Figueroa		
\$100.00		Court Order pnd approval 11 U.S.C. § 506(c) to TRG		
		E-Recording Fee to Simplifile	\$9.00	
\$1,200.00		HOA Dues to HOA		
\$200.00		HOA Estoppel Fee to Elite Property Research		
\$70.00		Municipal Lien Certificate Fee to Elite Property Research		
		Survey Fee	\$275.00	
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
\$170,047.31	\$170,047.31	Subtotals	\$173,170.56	\$164,135.83
		Due From Borrower	\$9,034.73	
		Due From Seller		

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Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Prominence Title & Escrow, LLC to cause the funds to be disbursed in accordance with this statement.

Borrower:

Carlos Rolando Iglesias Garcías

Seller:

Arvind Mahendru BK Trustee for Cesar Antonio
Figueroa, Jr.
Case #6:16-bk-07598-RAC

Borrower:

Dominga Fabelo Martinez

I have reviewed the Closing Disclosure, the settlement statement, the lender's closing instructions and any and all other forms relative to the escrow funds, including any disclosure of the Florida title insurance premiums being paid, and I agree to disburse the escrow funds in accordance with the terms of this transaction and Florida law.

Escrow Officer